HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: February 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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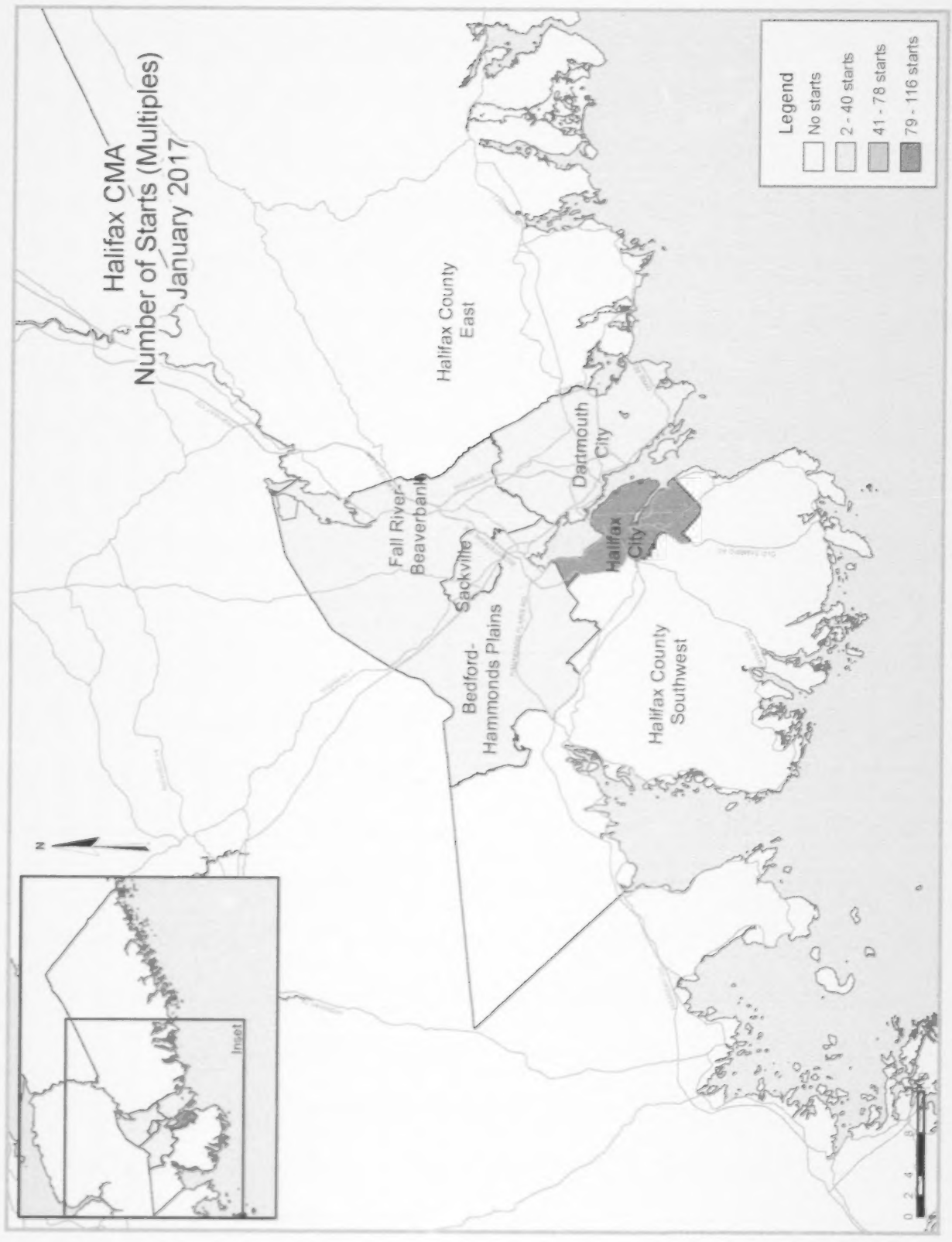
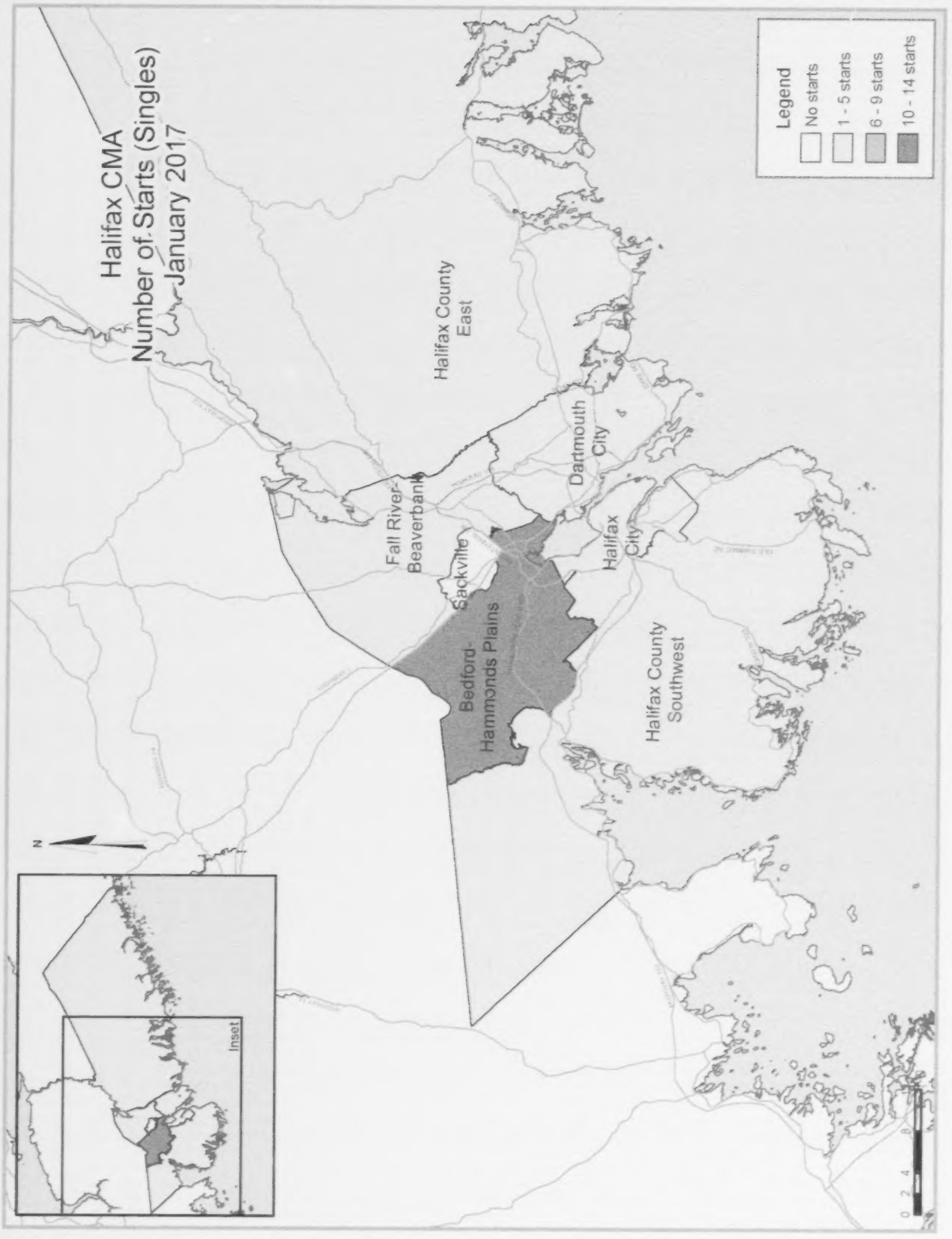
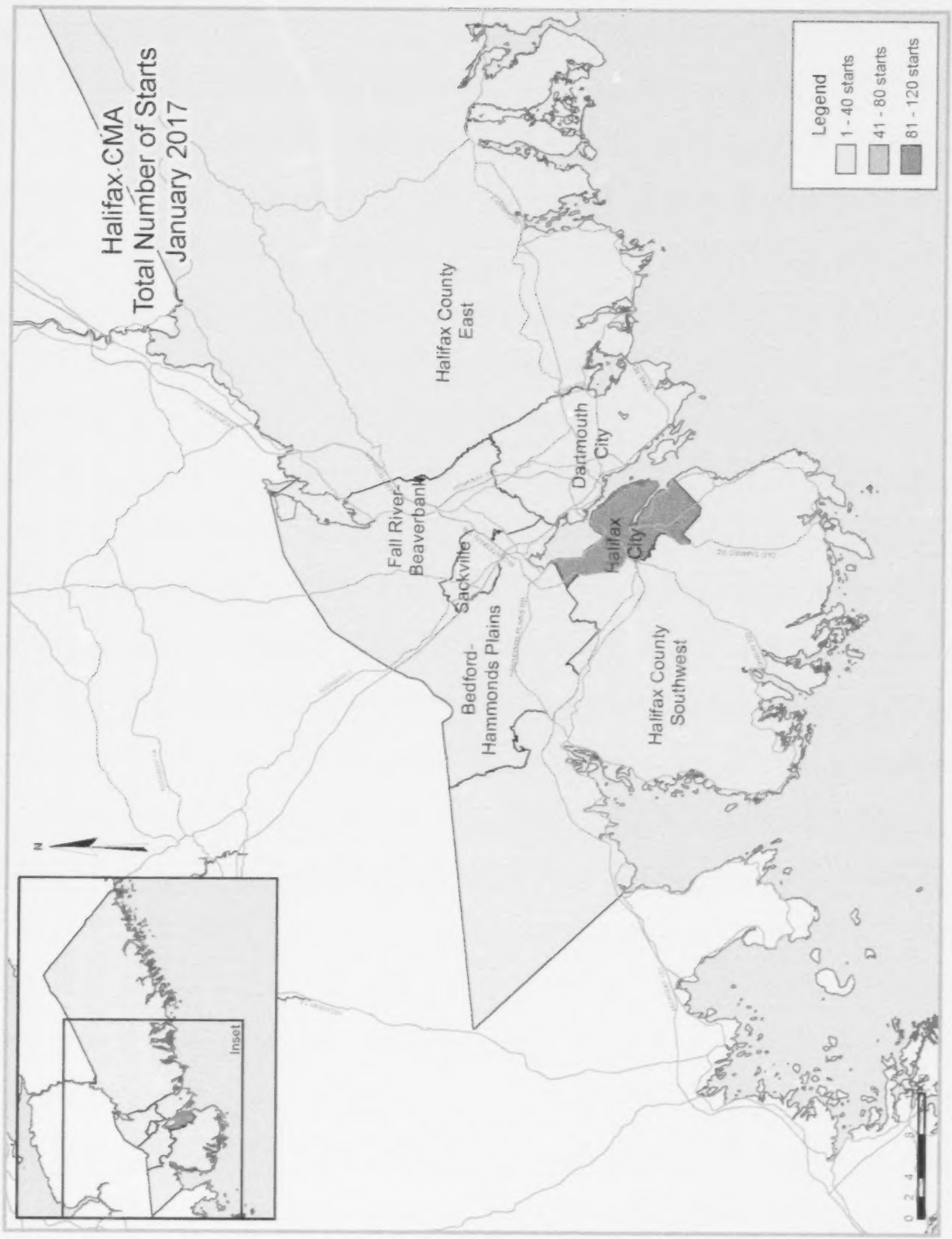
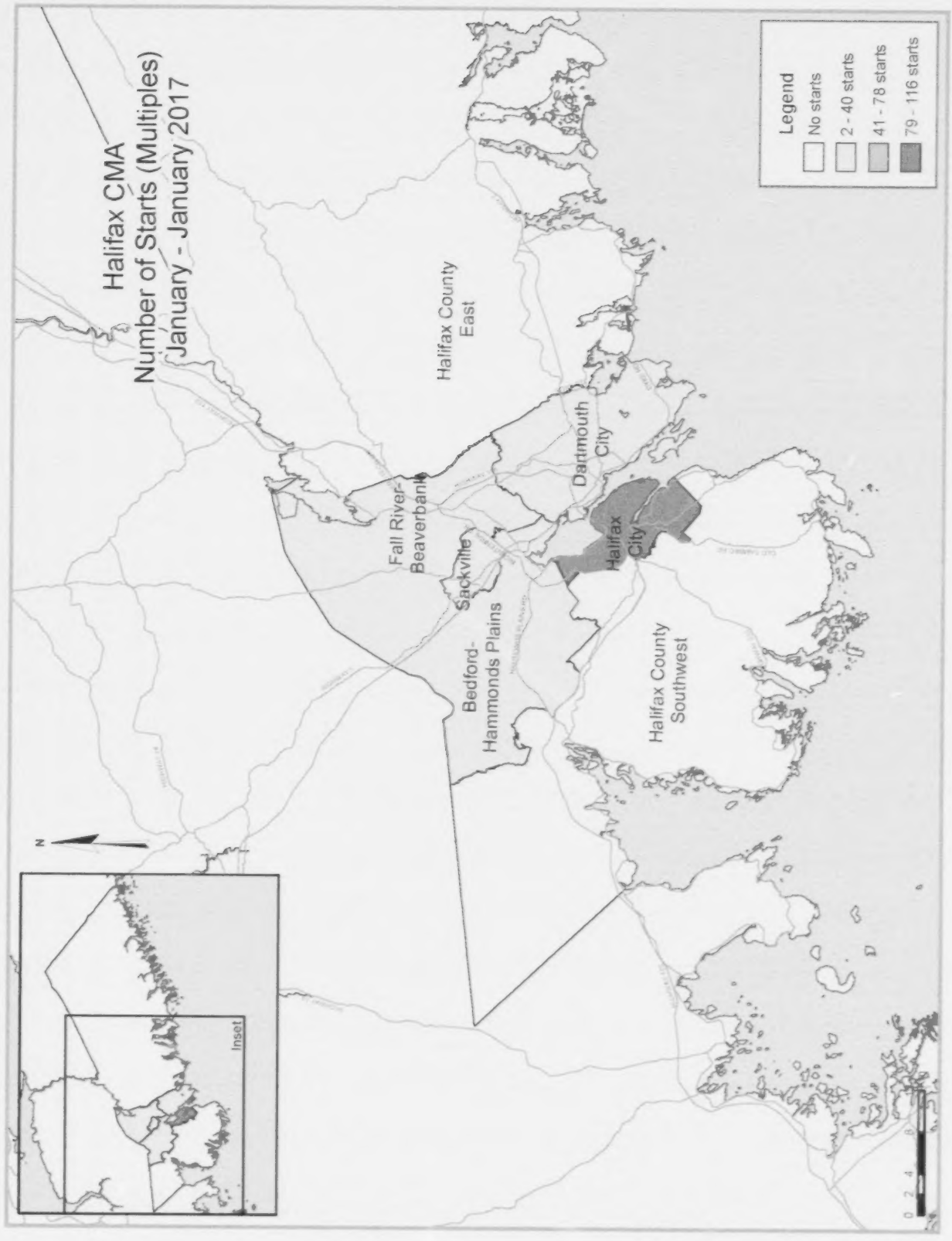

Halifax CMA
Number of Starts (Multiples)
January 2017
Legend
No starts
2 - 40 starts
41 - 78 starts
79 - 116 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4


Halifax CMA
Number of Starts (Singles)
January 2017
Legend
No starts
1 - 5 starts
6 - 9 starts
10 - 14 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Total Number of Starts
January 2017
Legend
1 - 40 starts
41 - 80 starts
81 - 120 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - January 2017
Legend
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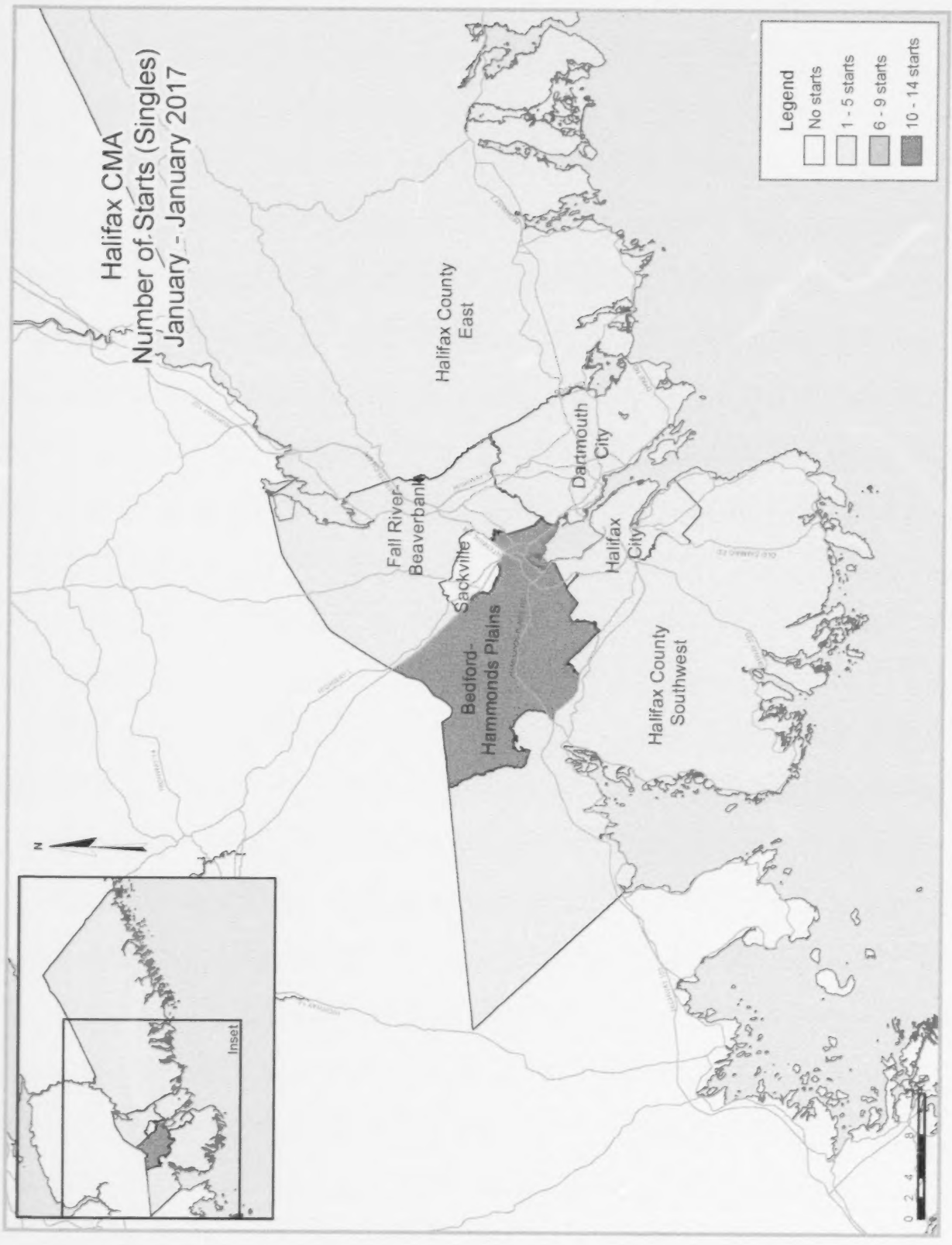
2 - 40 starts
41 - 78 starts
79 - 116 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8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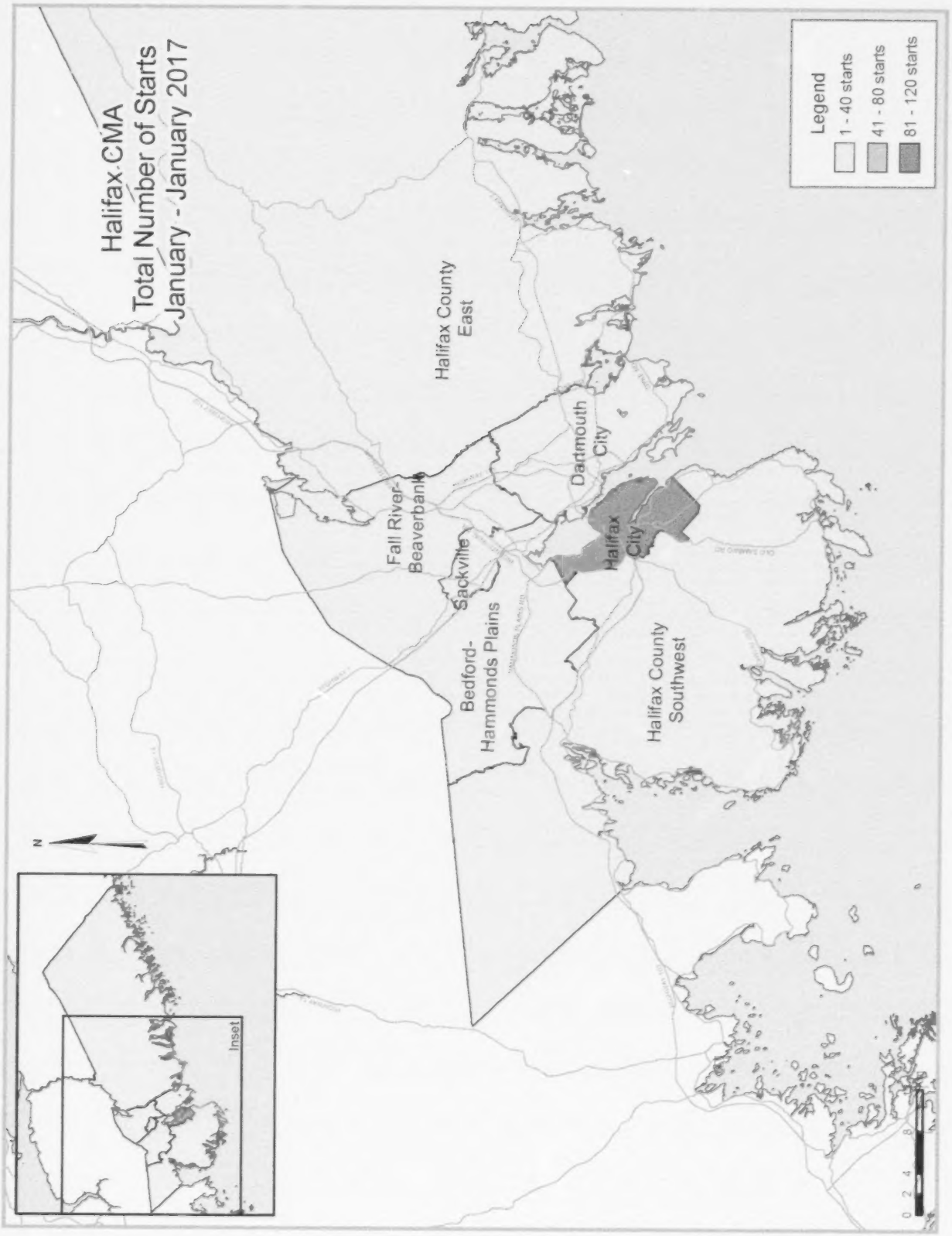
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - January 2017
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81 - 120 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2017		
Halifax CMA[1]	December 2016	January 2017
Trend[2]	2,653	2,610
SAAR	1,979	2,153
	January 2016	January 2017
Actual		
January - Single-Detached	24	27
January - Multiples	12	137
January - Total	36	164
January to January - Single-Detached	24	27
January to January - Multiples	12	137
January to January - Total	36	164

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	24	4	22	0	0	0	6	108	164
January 2016	24	6	6	0	0	0	0	0	36
% Change	0.0	-33.3	**	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2017	24	4	22	0	0	0	6	108	164
Year-to-date 2016	24	6	6	0	0	0	0	0	36
% Change	0.0	-33.3	**	n/a	n/a	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
January 2017	355	136	111	1	0	407	27	2,738	3,787
January 2016	298	64	78	0	0	544	29	2,214	3,394
% Change	19.1	112.5	42.3	n/a	n/a	-25.2	-6.9	23.7	11.6
COMPLETIONS									
January 2017	48	6	0	0	16	71	11	22	174
January 2016	31	10	31	0	0	0	5	91	168
% Change	54.8	-40.0	-100.0	n/a	n/a	n/a	120.0	-75.8	3.6
Year-to-date 2017	48	6	0	0	16	71	11	22	174
Year-to-date 2016	31	10	31	0	0	0	5	91	168
% Change	54.8	-40.0	-100.0	n/a	n/a	n/a	120.0	-75.8	3.6
COMPLETED & NOT ABSORBED									
January 2017	66	8	17	0	9	75	n/a	n/a	175
January 2016	80	13	33	1	3	53	n/a	n/a	183
% Change	-17.5	-38.5	-48.5	-100.0	200.0	41.5	n/a	n/a	-4.4
ABSORBED									
January 2017	49	6	5	0	7	47	n/a	n/a	114
January 2016	30	7	24	0	0	0	n/a	n/a	61
% Change	63.3	-14.3	-79.2	n/a	n/a	n/a	n/a	n/a	86.9
Year-to-date 2017	49	6	5	0	7	47	n/a	n/a	114
Year-to-date 2016	30	7	24	0	0	0	n/a	n/a	61
% Change	63.3	-14.3	-79.2	n/a	n/a	n/a	n/a	n/a	86.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
January 2017	4	0	8	0	0	0	0	108	120
January 2016	4	4	0	0	0	0	0	0	8
Dartmouth City									
January 2017	1	2	0	0	0	0	0	0	3
January 2016	1	0	6	0	0	0	0	0	7
Bedford-Hammonds Plains									
January 2017	12	0	14	0	0	0	2	0	28
January 2016	8	2	0	0	0	0	0	0	10
Sackville									
January 2017	0	0	0	0	0	0	3	0	3
January 2016	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
January 2017	3	2	0	0	0	0	1	0	6
January 2016	1	0	0	0	0	0	0	0	1
Halifax County East									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	4	0	0	0	0	0	0	0	4
Halifax County Southwest									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	6	0	0	0	0	0	0	0	6
Halifax CMA									
January 2017	24	4	22	0	0	0	6	108	164
January 2016	24	6	6	0	0	0	0	0	36

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
January 2017	68	68	35	0	0	407	4	2,217	2,799
January 2016	38	24	26	0	0	434	4	1,499	2,025
Dartmouth City									
January 2017	23	36	10	0	0	0	0	60	129
January 2016	33	12	12	0	0	110	2	213	415
Bedford-Hammonds Plains									
January 2017	110	8	46	0	0	0	4	262	430
January 2016	58	8	16	0	0	0	5	163	317
Sackville									
January 2017	6	12	3	0	0	0	3	199	223
January 2016	16	2	19	0	0	0	0	256	348
Fall River - Beaverbank									
January 2017	29	6	3	0	0	0	16	0	54
January 2016	35	10	0	0	0	0	17	2	64
Halifax County East									
January 2017	52	4	9	0	0	0	0	0	77
January 2016	58	4	0	0	0	0	0	1	75
Halifax County Southwest									
January 2017	67	2	5	1	0	0	0	0	75
January 2016	60	4	5	0	0	0	1	80	150
Halifax CMA									
January 2017	355	136	111	1	0	407	27	2,738	3,787
January 2016	298	64	78	0	0	544	29	2,214	3,394

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
January 2017	11	2	0	0	0	0	4	0	17
January 2016	6	0	15	0	0	0	0	90	111
Dartmouth City									
January 2017	3	0	0	0	16	71	0	0	90
January 2016	1	2	0	0	0	0	1	0	4
Bedford-Hammonds Plains									
January 2017	15	0	0	0	0	0	6	22	43
January 2016	2	0	0	0	0	0	0	0	2
Sackville									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	1	0	16	0	0	0	0	0	17
Fall River - Beaverbank									
January 2017	8	4	0	0	0	0	1	0	13
January 2016	10	4	0	0	0	0	4	1	19
Halifax County East									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	4	4	0	0	0	0	0	0	8
Halifax County Southwest									
January 2017	7	0	0	0	0	0	0	0	7
January 2016	7	0	0	0	0	0	0	0	7
Halifax CMA									
January 2017	48	6	0	0	16	71	11	22	174
January 2016	31	10	31	0	0	0	5	91	168

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
January 2017	14	2	5	0	0	2	n/a	n/a	23
January 2016	14	5	19	0	0	51	n/a	n/a	89
Dartmouth City									
January 2017	14	0	4	0	9	71	n/a	n/a	98
January 2016	9	0	2	0	0	0	n/a	n/a	11
Bedford-Hammonds Plains									
January 2017	9	0	4	0	0	0	n/a	n/a	13
January 2016	17	0	2	0	0	0	n/a	n/a	19
Sackville									
January 2017	3	3	2	0	0	2	n/a	n/a	10
January 2016	9	3	6	0	0	2	n/a	n/a	20
Fall River - Beaverbank									
January 2017	9	3	0	0	0	0	n/a	n/a	12
January 2016	14	5	0	0	0	0	n/a	n/a	19
Halifax County East									
January 2017	7	0	0	0	0	0	n/a	n/a	7
January 2016	10	0	0	1	0	0	n/a	n/a	11
Halifax County Southwest									
January 2017	10	0	2	0	0	0	n/a	n/a	12
January 2016	7	0	4	0	3	0	n/a	n/a	14
Halifax CMA									
January 2017	66	8	17	0	9	75	n/a	n/a	175
January 2016	80	13	33	1	3	53	n/a	n/a	183

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
January 2017	13	2	2	0	0	47	n/a	n/a	64
January 2016	6	0	7	0	0	0	n/a	n/a	13
Dartmouth City									
January 2017	3	0	2	0	7	0	n/a	n/a	12
January 2016	1	2	0	0	0	0	n/a	n/a	3
Bedford-Hammonds Plains									
January 2017	14	0	0	0	0	0	n/a	n/a	14
January 2016	2	0	0	0	0	0	n/a	n/a	2
Sackville									
January 2017	0	0	1	0	0	0	n/a	n/a	1
January 2016	2	0	16	0	0	0	n/a	n/a	18
Fall River - Beaverbank									
January 2017	8	4	0	0	0	0	n/a	n/a	12
January 2016	9	3	1	0	0	0	n/a	n/a	13
Halifax County East									
January 2017	3	0	0	0	0	0	n/a	n/a	3
January 2016	3	2	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
January 2017	8	0	0	0	0	0	n/a	n/a	8
January 2016	7	0	0	0	0	0	n/a	n/a	7
Halifax CMA									
January 2017	49	6	5	0	7	47	n/a	n/a	114
January 2016	30	7	24	0	0	0	n/a	n/a	61

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Halifax City	4	4	0	4	8	0	108	0	120	8	**
Dartmouth City	1	1	2	0	0	6	0	0	3	7	-57.1
Bedford-Hammonds Plains	14	8	0	2	14	0	0	0	28	10	180.0
Sackville	0	0	0	0	3	0	0	0	3	0	n/a
Fall River - Beaverbank	4	1	2	0	0	0	0	0	6	1	**
Halifax County East	3	4	0	0	0	0	0	0	3	4	-25.0
Halifax County Southwest	1	6	0	0	0	0	0	0	1	6	-83.3
Halifax CMA	27	24	4	6	25	6	108	0	164	36	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	4	4	0	4	8	0	108	0	120	8	**
Dartmouth City	1	1	2	0	0	6	0	0	3	7	-57.1
Bedford-Hammonds Plains	14	8	0	2	14	0	0	0	28	10	180.0
Sackville	0	0	0	0	3	0	0	0	3	0	n/a
Fall River - Beaverbank	4	1	2	0	0	0	0	0	6	1	**
Halifax County East	3	4	0	0	0	0	0	0	3	4	-25.0
Halifax County Southwest	1	6	0	0	0	0	0	0	1	6	-83.3
Halifax CMA	27	24	4	6	25	6	108	0	164	36	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Halifax City	8	0	0	0	0	0	108	0
Dartmouth City	0	6	0	0	0	0	0	0
Bedford-Hammonds Plains	14	0	0	0	0	0	0	0
Sackville	0	0	3	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	22	6	3	0	0	0	108	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	8	0	0	0	0	0	108	0
Dartmouth City	0	6	0	0	0	0	0	0
Bedford-Hammonds Plains	14	0	0	0	0	0	0	0
Sackville	0	0	3	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	22	6	3	0	0	0	108	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Halifax City	12	8	0	0	108	0	120	8
Dartmouth City	3	7	0	0	0	0	3	7
Bedford-Hammonds Plains	26	10	0	0	2	0	28	10
Sackville	0	0	0	0	3	0	3	0
Fall River - Beaverbank	5	1	0	0	1	0	6	1
Halifax County East	3	4	0	0	0	0	3	4
Halifax County Southwest	1	6	0	0	0	0	1	6
Halifax CMA	50	36	0	0	114	0	164	36

Table 2.5: Starts by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	12	8	0	0	108	0	120	8
Dartmouth City	3	7	0	0	0	0	3	7
Bedford-Hammonds Plains	26	10	0	0	2	0	28	10
Sackville	0	0	0	0	3	0	3	0
Fall River - Beaverbank	5	1	0	0	1	0	6	1
Halifax County East	3	4	0	0	0	0	3	4
Halifax County Southwest	1	6	0	0	0	0	1	6
Halifax CMA	50	36	0	0	114	0	164	36

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Halifax City	11	6	2	0	4	15	0	90	17	111	-84.7
Dartmouth City	3	2	0	2	16	0	71	0	90	4	**
Bedford-Hammonds Plains	17	2	0	0	4	0	22	0	43	2	**
Sackville	1	1	0	0	0	16	0	0	1	17	-94.1
Fall River - Beaverbank	9	10	4	4	0	4	0	1	13	19	-31.6
Halifax County East	3	4	0	4	0	0	0	0	3	8	-62.5
Halifax County Southwest	7	7	0	0	0	0	0	0	7	7	0.0
Halifax CMA	51	32	6	10	24	35	93	91	174	168	3.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	11	6	2	0	4	15	0	90	17	111	-84.7
Dartmouth City	3	2	0	2	16	0	71	0	90	4	**
Bedford-Hammonds Plains	17	2	0	0	4	0	22	0	43	2	**
Sackville	1	1	0	0	0	16	0	0	1	17	-94.1
Fall River - Beaverbank	9	10	4	4	0	4	0	1	13	19	-31.6
Halifax County East	3	4	0	4	0	0	0	0	3	8	-62.5
Halifax County Southwest	7	7	0	0	0	0	0	0	7	7	0.0
Halifax CMA	51	32	6	10	24	35	93	91	174	168	3.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Halifax City	0	15	4	0	0	0	0	90
Dartmouth City	16	0	0	0	71	0	0	0
Bedford-Hammonds Plains	0	0	4	0	0	0	22	0
Sackville	0	16	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	4	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	16	31	8	4	71	0	22	91

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	0	15	4	0	0	0	0	90
Dartmouth City	16	0	0	0	71	0	0	0
Bedford-Hammonds Plains	0	0	4	0	0	0	22	0
Sackville	0	16	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	4	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	16	31	8	4	71	0	22	91

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Halifax City	13	21	0	0	4	90	17	111
Dartmouth City	3	3	87	0	0	1	90	4
Bedford-Hammonds Plains	15	2	0	0	28	0	43	2
Sackville	1	17	0	0	0	0	1	17
Fall River - Beaverbank	12	14	0	0	1	5	13	19
Halifax County East	3	8	0	0	0	0	3	8
Halifax County Southwest	7	7	0	0	0	0	7	7
Halifax CMA	54	72	87	0	33	96	174	168

Table 3.5: Completions by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	13	21	0	0	4	90	17	111
Dartmouth City	3	3	87	0	0	1	90	4
Bedford-Hammonds Plains	15	2	0	0	28	0	43	2
Sackville	1	17	0	0	0	0	1	17
Fall River - Beaverbank	12	14	0	0	1	5	13	19
Halifax County East	3	8	0	0	0	0	3	8
Halifax County Southwest	7	7	0	0	0	0	7	7
Halifax CMA	54	72	87	0	33	96	174	168

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
January 2017	1	7.7	3	23.1	3	23.1	1	7.7	5	38.5	13	-	-
January 2016	0	0.0	2	33.3	0	0.0	4	66.7	0	0.0	6	-	-
Year-to-date 2017	1	7.7	3	23.1	3	23.1	1	7.7	5	38.5	13	-	-
Year-to-date 2016	0	0.0	2	33.3	0	0.0	4	66.7	0	0.0	6	-	-
Dartmouth City													
January 2017	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Bedford-Hammonds Plains													
January 2017	0	0.0	0	0.0	2	14.3	6	42.9	6	42.9	14	-	-
January 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	2	14.3	6	42.9	6	42.9	14	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Sackville													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Fall River - Beaverbank													
January 2017	2	25.0	3	37.5	0	0.0	2	25.0	1	12.5	8	-	293,975
January 2016	2	22.2	4	44.4	1	11.1	1	11.1	1	11.1	9	-	425,400
Year-to-date 2017	2	25.0	3	37.5	0	0.0	2	25.0	1	12.5	8	-	293,975
Year-to-date 2016	2	22.2	4	44.4	1	11.1	1	11.1	1	11.1	9	-	425,400
Halifax County East													
January 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
January 2016	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Halifax County Southwest													
January 2017	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	-	-
January 2016	1	14.3	2	28.6	1	14.3	3	42.9	0	0.0	7	-	-
Year-to-date 2017	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	-	-
Year-to-date 2016	1	14.3	2	28.6	1	14.3	3	42.9	0	0.0	7	-	-
Halifax CMA													
January 2017	7	14.3	9	18.4	7	14.3	13	26.5	13	26.5	49	-	550,726
January 2016	4	13.3	11	36.7	3	10.0	10	33.3	2	6.7	30	-	412,719
Year-to-date 2017	7	14.3	9	18.4	7	14.3	13	26.5	13	26.5	49	-	550,726
Year-to-date 2016	4	13.3	11	36.7	3	10.0	10	33.3	2	6.7	30	-	412,719

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2017						
Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	-	n/a
Sackville	-	-	n/a	-	-	n/a
Fall River - Beaverbank	293,975	425,400	-30.9	293,975	425,400	-30.9
Halifax County East	-	-	n/a	-	-	n/a
Halifax County Southwest	-	-	n/a	-	-	n/a
Halifax CMA	550,726	412,719	33.4	550,726	412,719	33.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	January 2017				January 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	59	297,535	88	688	74	321,826	144	675	-20.3	-7.5	-38.9	1.9
Dartmouth City	42	204,814	104	565	50	219,214	99	551	-16.0	-6.6	5.1	2.5
Bedford-Hammonds Plains	29	380,479	129	427	25	355,394	159	506	16.0	7.1	-18.9	-15.6
Sackville	24	192,346	105	164	31	207,860	126	245	-22.6	-7.5	-16.7	-33.1
Halifax County Southwest	24	256,269	90	295	19	235,916	111	333	26.3	8.6	-18.9	-11.4
Halifax County East	24	215,581	148	197	14	145,964	152	213	71.4	47.7	-2.6	-7.5
Outside Halifax-Dartmouth Board	20	224,010	122	214	16	192,844	107	218	25.0	16.2	14.0	-1.8
Fall River-Beaver Bank	12	349,300	108	281	22	316,848	94	311	-45.5	10.2	14.9	-9.6
Halifax CMA	234	264,116	112	2831	251	265,683	126	3052	-6.8	-0.6	-11.1	-7.2

Submarket	Year-to-date 2017				Year-to-date 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	59	297,535	88		74	321,826	144		-20.3	-7.5	-38.9	
Dartmouth City	42	204,814	104		50	219,214	99		-16.0	-6.6	5.1	
Bedford-Hammonds Plains	29	380,479	129		25	355,394	159		16.0	7.1	-18.9	
Sackville	24	192,346	105		31	207,860	126		-22.6	-7.5	-16.7	
Halifax County Southwest	24	256,269	90		19	235,916	111		26.3	8.6	-18.9	
Halifax County East	24	215,581	148		14	145,964	152		71.4	47.7	-2.6	
Outside Halifax-Dartmouth Board	20	224,010	122		16	192,844	107		25.0	16.2	14.0	
Fall River-Beaver Bank	12	349,300	108		22	316,848	94		-45.5	10.2	14.9	
Halifax CMA	234	264,116	112	47%	251	265,683	126	36%	-6.8	-0.6	-11.1	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
January 2017

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	118.6	128.2	224	6.4	68.1	876
	February	561	3.14	4.64	118.6	128.4	223	6.6	68.1	888
	March	561	3.14	4.64	118.6	129.0	224	7.2	68.5	899
	April	561	3.14	4.64	118.6	129.9	225	6.9	68.7	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.8	884
	June	561	3.14	4.64	118.7	130.6	228	5.6	68.4	881
	July	567	3.14	4.74	119.1	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	119.1	130.1	228	5.6	68.1	892
	September	561	3.14	4.64	119.1	130.6	227	5.8	67.9	891
	October	561	3.14	4.64	119.7	130.5	226	6.0	67.8	888
	November	561	3.14	4.64	119.9	129.8	226	5.9	67.6	888
	December	561	3.14	4.64	119.9	129.5	226	6.1	67.6	880
2017	January	561	3.14	4.64		130.5	226	5.9	67.5	875
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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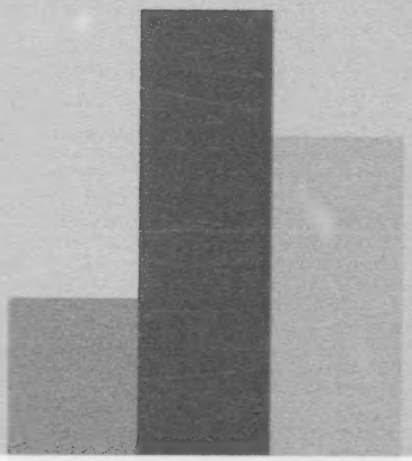

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

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